

38 JOHN STREET, NAIRN IV12 5DR

Offers over £135,000



Spacious three-bedroom semi-detached home in an elevated position, just a short walk from all local amenities, offers generous rooms, gardens to front and rear, and great potential for modernisation. This property is ideal for those seeking a well-located home to make their own.

R&R Urquhart LLP



This three-bedroom semi-detached home enjoys an elevated position with no houses opposite, offering a pleasant open outlook over timber garages, grass, and mature trees. Conveniently situated within easy walking distance of the town centre, healthcare services, schools,

the train station, and the riverside, this property combines a peaceful setting with excellent accessibility.

Steps lead up through the front garden to the front door, which opens into a spacious entrance hall. From here, a bright and roomy lounge is accessed, and features a large front-facing window that fills the space with natural light,

and a chimney breast potentially suitable for a fire, which would create a comfortable focal point for the room.

A door leads from the lounge into the dining room, which offers ample space for family dining and benefits from a double-glazed door opening directly to the rear garden.

The kitchen, in need of refurbishment, is also accessed from the dining room, is of a good size and overlooks the back garden. It includes a door leading to the hall and a further door to the rear porch, which could accommodate white goods and provides an additional access point to the garden.

A carpeted staircase leads from the hall to the first floor, opening onto a bright and airy landing which give access to the large loft via a Ramsay style ladder.

There are three generous double bedrooms – two positioned at the front of the property and one at the rear, and all offering built-in storage and ample space for furniture.

The shower room has been adapted for accessibility, featuring a WC, wash hand basin, and an easy-access shower area fitted with a Mira mains-fed shower and wet wall panelling.

While the property would now benefit from general upgrading and modernisation, it offers excellent potential to create a spacious and comfortable family home in a very convenient location.







Approx. Dimensions

Hall	3.45m x 2.11m
Lounge	4.96m x 3.39m
Kitchen	3.58m x 2.97m
Rear porch	2.55m x 1.00m
Dining room	3.09m x 2.48m
Bedroom 1	4.25m x 3.02m
Bedroom 2	3.83m x 2.81m
Bedroom 3	2.90m x 2.86m
Shower room	2.13m x 1.68m

Extras Included

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band C
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains





The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.